

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	1326 Broadway Avenue	Date:	September 2 nd , 2015
Perm. Parcel No:	814-13-020	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	CCLRC	Maximum Occupancy:	5 persons
Agent:		Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The water, gas and/or electrical services were off at the time of inspection. A re-inspection at a later date **SHALL BE** required to inspect these items.

NOTE: City of Bedford registered contractors shall obtain permits, do the work, call for inspections and obtain all approvals for the following: Electric; HVAC; Plumbing

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all trash, rubbish, garbage or debris on property, especially alongside house, by garage and in rear yard.
- 2) All siding must be present, in good condition and properly painted. Repair siding/repaint the house or install new, vinyl siding throughout.
- 3) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
- 4) All porches must be properly maintained and painted and equipped with handrails if more than 30" high. Make all necessary repairs to the front and rear porch accordingly. Stain/paint the porch assembly.
- 5) Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. Make all necessary repairs to the existing roof. Materials used for repairs must match the existing in type, quality and color. A maximum of two layers of roofing are permitted on roof.
- 6) Tuck-point the foundation masonry and repaint to match existing.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

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GARAGE:

- 1) Clean the existing vinyl siding and replace missing vinyl siding on the entire garage or install new vinyl siding on garage.
- 2) Roofs must be free of holes, deterioration or leakage. Completely replace the garage roof at the shingled area on the front.
- 3) Exterior walls and trim materials must be painted and in good repair. Scrape and repaint.
- 4) Replace the overhead door with a new door.

EXTERIOR ITEMS:

- 1) Clean, repair or replace all gutters and downspouts as needed.
- 2) All masonry (block, brick, etc. –, foundations, brick steps, brick fronts, veneers, etc) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
- 3) All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
- 4) All doors must open and close properly. Repair or replace the front and rear storm doors accordingly.
- 5) All stairs/steps must be sound, free of cracked or loose sections and equipped with handrails.
- 6) Remove the dead tree, including the stump in the rear yard or provide written report from City of Bedford arborist that tree can be trimmed and treated to survive.
- 7) Remove the truck loads of dirt piled up in front yard and restore lawn.
- 8) Trim all trees, bushes and/or shrubbery on the property, especially at front of house, side yards and, along the driveway,
- 9) Remove the landscape timbers on the front and rear of the house.

GENERAL GARAGE ITEMS:

- 1) Replace damaged gutter on back of garage.
- 2) Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
- 3) All electrical outlets in walls must be GFCI protected (except freezers).
- 4) Electrical wiring in walls must be in conduit or otherwise covered with a wood or drywall panel.
- 5) Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.
- 6) Provide electric disconnect for the incoming electric to the garage.
- 7) Floors must be concrete material and be free of serious or misaligned cracks. Replace the garage floor.
- 8) Scrape and paint the man door, window and/or roof trims on this garage.
- 9) Make all necessary repairs to the garage window(s) and related frames and trims.

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Replace front service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.
- 2) Remove and replace the broken or deteriorated asphalt drive as directed, clean the balance of the driveway and seal asphalt drive.

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PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS (Cont):

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

- 1) The panel must be grounded to the street side of water meter with #4 solid copper wire.
- 2) A permit is required for the electrical service replacement and building re-wire that has been started that includes the new 100A meter.
- 3) Secure overhead service standoff insulator which appears to be pulling away from the siding.
- 4) Knob and Tube wiring must be in its original condition. Knob and Tube wiring that has been tampered with must be removed and upgraded to non-metallic sheathed cable (Romex).
- 5) Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.
- 6) All wires entering main panel must have the correct connectors.
- 7) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 8) All unused or defective electrical fixtures or equipment must be completely removed throughout.
- 9) All taps and splices must be enclosed in work box with correct cover.
- 10) A bonding jumper wire (#4 solid copper) must be installed from hot to cold at the hot water tank.
- 11) All lights, outlets and switches must be complete operate properly. Electrical devices may not be painted.
- 12) Exposed wiring must be properly secured. Wiring in open stud walls is not permitted.
- 13) All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).

GENERAL PLUMBING ITEMS: Note that hot water heater and water lines and fixtures were mostly gutted when I arrived for the inspection

- 1) Install water piping throughout as the piping has been removed in most areas.
- 2) Repair/replace DWV piping. All DWV sanitary to be code compliant including pipe, fittings, support, sizing, venting, etc.
- 3) Hot water tanks must be equipped with dielectric nipples or unions at water inlets and outlets.
- 4) Install new hot water heater.
- 5) Hot water tanks must be equipped with T & P relief valve with ¾" copper or galvanized discharge piping terminating 2" – 6" from floor.
- 6) Install an air admittance valve under kitchen.

GENERAL HVAC ITEMS: Note that furnace and ductwork/registers was mostly gutted when I arrived for the inspection

- 1) Provide a furnace and ductwork system. Provide plans for proposed work along with duct sizing and furnace sizing heat loss calculations.

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BASEMENT ITEMS:

- 1) Install a handrail on the basement stairs full length of stair run.
- 2) A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
- 3) The basement floor must be concrete, in good general condition and free of hazards/serious cracks. Repair or replace the basement floor and flooring as needed.
- 4) Repair holes in chimney with masonry materials.
- 5) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 6) Scrape and paint the basement walls with block-filler paint.
- 7) All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required.

KITCHEN ITEMS: Note that kitchen was mostly gutted when I arrived for the inspection

- 1) Flooring must be sanitary. Install new floor tile in the kitchen.
- 2) GFCI-protected electrical outlets must be present on both sides of the sink. Install an additional outlet on the (left) (right) side of the sink.
- 3) All plumbing fixtures must be in good working condition and free of leaks.
- 4) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 5) Replace the dilapidated kitchen cabinets and counter tops.
- 6) Add GFCI protection to all kitchen countertop outlets.

BATH ITEMS: Note that the bathroom was mostly gutted when I arrived for the inspection

- 1) Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
- 2) Bathrooms must be equipped with an exhaust fan. Install an exhaust fan.
- 3) Flooring must be smooth and water-tight. Install a new tile floor.
- 4) Showers and tubs must have water repellant walls. Seal all gaps between tub/floor and tub/wall.
- 5) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines.
- 6) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 7) Caulk base of toilet leaving 1/2" in rear without caulk.
- 8) Caulk backsplash of sink.

INTERIOR ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Complete major wall repairs and repaint.
- 3) Disinfect the floor surfaces.
- 4) Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor in the area by kitchen.

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INTERIOR ITEMS (Cont):

- 5) Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
- 6) Install a new smoke detector on the first and second floor level(s).
- 7) Bedrooms must be equipped with a minimum of one switched light fixture and two receptacles.
- 8) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
- 9) Install smoke detectors in each bedroom.

***GRASS/WEEDS MUST BE MAINTAINED ON A REGULAR
INTERVAL ON THIS PROPERTY***

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: *Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.*

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of FIVE (5) occupants (total of both adults and children)